

AGN. NO.

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

March 17, 2015

Transfer of Land for New Library and Senior Affordable Housing in Willowbrook

The Community Development Commission (Commission) owns two parcels (Assessor's Parcel Numbers 6149016900 and 6149016906) on the northwest corner of 118th Street and Wilmington Avenue (Commission Properties) in the unincorporated community of Willowbrook. Prior to redevelopment dissolution, the Commission owned eleven additional parcels on the same corner of 118th Street and Wilmington Avenue (Assessor Parcel Numbers 6149016901, 6149016902, 6149016903, 6149016904, 6149016905, 6149016907, 6149016908, 6149016909, 6149016910, 6149016911, 6149016912) (Redevelopment Properties). The Redevelopment Properties were originally purchased by the Commission in whole or in part with redevelopment tax increment funding. Following the dissolution of State redevelopment agencies, these Redevelopment Properties were transferred by operation of law to the Successor Agency of the County of Los Angeles (County). Subsequently, these Redevelopment Properties were included in the Successor Agency's Long Range Property

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Management Plan (LRMP), adopted by the Successor Agency's Oversight Board, which recommended that these Redevelopment Properties be retained by the County for redevelopment purposes.

In February 2015, the State Department of Finance approved the LRMP and, by operation of law, the County became the owner of the Redevelopment Properties. However, although these Redevelopment Properties are now owned by the County by operation of law, title shows that the Commission owns these properties. To ensure clear title and eliminate any confusion as to ownership, action is needed for the Commission to quitclaim any interest in these Redevelopment Properties via Quitclaim Deed to the County and for the County to accept the Quitclaim Deed.

The Redevelopment Properties and the Commission Properties together constitute the underlying land contemplated for development of the Willowbrook Senior Housing and County Library Project (Project). To facilitate the Project, the Redevelopment Properties and Commission Properties are proposed to be tied via a certificate of compliance, to be applied for by the County. Therefore, the Commission requests to transfer the Commission Properties to the County via Quitclaim Deed, concurrently with the quitclaim of interest in the Redevelopment Properties, to allow the County to obtain a certificate of compliance covering all thirteen parcels.

The proposed transfer of the Redevelopment Properties from the Commission to the County is supported by California Government Code Section 25353, which allows the Board of Supervisors to acquire by purchase, lease, or donation real property necessary for use of the

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County for any County buildings and for other public purposes. Section 2.08.168 of the County Code allows the Interim Chief Executive Officer (CEO) to accept and consent to the recordation of any deed conveying an interest upon real property to the County. The CEO Real Estate Division will administer the acceptance of the Quitclaim Deed by the Director of Real Estate, who is authorized to accept the deed on behalf of the CEO pursuant to Section 2.08.168 of the County Code.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Authorize the Director of Real Estate, or his designee, to accept the Quitclaim Deed of the Community Development Commission and Redevelopment Properties on behalf of the Interim Chief Executive Officer pursuant to Section 2.08.168.
2. Authorize the Director of Real Estate, or his designee, to take all steps necessary to obtain a certificate of compliance for the Redevelopment Properties and Commission Properties, for the purposes of facilitating the Project.

I FURTHER MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:

1. Authorize the Executive Director, or his designee, to transfer the Commission Properties to the County of Los Angeles pursuant to a Quitclaim Deed, and to quitclaim all interest in and to the Redevelopment Properties to the County pursuant to a Quitclaim Deed.

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(DMR)